128.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,040,100 / 1,040,100
					USE VALUE:	1,040,100 / 1,040,100
					ASSESSED:	1,040,100 / 1,040,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SVENSON SONKE & CAROL A
Owner 2:	
Owner 3:	
Street 1:	34 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAJCHRZAK JEREMY -
Owner 2:	MAJCHRZAK NICOLA E -
Street 1:	34 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2501 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7548.000	519,200	3,700	517,200	1,040,100
Total Card	0.173	519,200	3,700	517,200	1,040,100
Total Parcel	0.173	519,200	3,700	517,200	1,040,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.87 /Parcel: 415.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82680

GIS Ref

GIS Ref

Insp Date 02/24/18

!9989!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	519,200	3700	7,548.	517,200	1,040,100		Year end	12/23/2021
2021	101	FV	503,600	3700	7,548.	517,200	1,024,500		Year End Roll	12/10/2020
2020	101	FV	503,600	3700	7,548.	517,200	1,024,500	1,024,500	Year End Roll	12/18/2019
2019	101	FV	380,900	3700	7,548.	484,800	869,400	869,400	Year End Roll	1/3/2019
2018	101	FV	381,100	3700	7,548.	400,800	785,600	785,600	Year End Roll	12/20/2017
2017	101	FV	381,100	3700	7,548.	368,500	753,300	753,300	Year End Roll	1/3/2017
2016	101	FV	381,100	3700	7,548.	336,100	720,900	720,900	Year End	1/4/2016
2015	101	FV	354,100	3700	7,548.	329,700	687,500	687,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:54:40

LAST REV

Date	Time
12/21/20	15:02:07
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAJCHRZAK JEREM	1453-29		5/22/2014		895,000	No	No		
PETRIE DANIEL G	1354-56		5/29/2008	Change>Sale	556,000	No	No		
DUSERICK WM - E	1133-39		9/30/1994		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1239	Insulate	4,000	C				
10/14/2015	1551	Manual	3,686					
11/7/2014	1515	Manual	2,625					Air sealing and in
9/28/2011	1198	Redo Kit	58,000	C				& MUDROOM / REPL 4
4/17/2009	249	Wood Dec	7,800					
5/27/2008	509	Manual	13,000			G9	GR FY09	remodel 2 bedrooms

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
5/7/2012	Info Fm Prmt	BR	B Rossignol
12/19/2008	Measured	372	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7548		Sq. Ft.	Site		0	80.	0.86	9									517,153						517,200	

Total AC/HA:	0.17328	Total SF/SM:	7548	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	517,153	Spl Credit		Total:	517,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15995622
Const Adj.:	0.99742496
Adj $ / SQ:	156.191
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544209
Depreciation:	25034
Depreciated Total:	519175

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

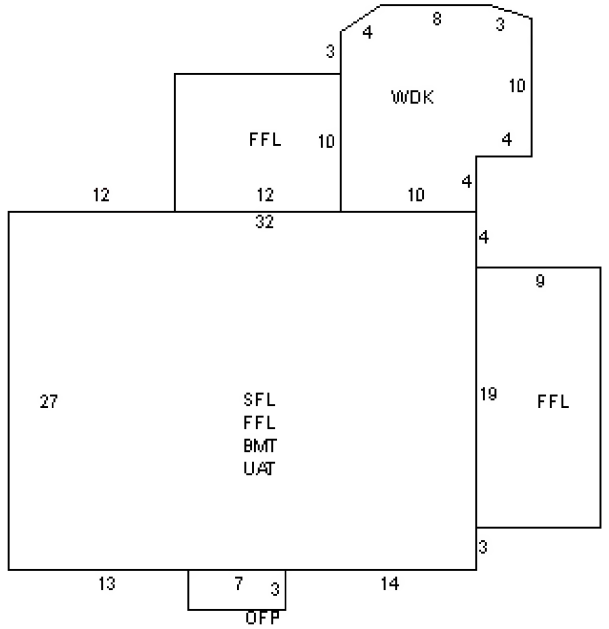
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.81
Special Features:	0	Val/Su Net:	153.84
Final Total:	519200	Val/Su SzAd	252.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,175	156.190	183,524
BMT	Basement	884	74.970	66,275
SFL	Second Floor	884	156.190	138,073
UAT	Upper Attic	221	62.480	13,807
WDK	Deck	190	11.230	2,134
OFP	Open Porch	21	43.890	922

Net Sketched Area:	3,375			Total:	404,735
Size Ad	2059	Gross Area	4038	FinArea	2501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700